



Mustin Woods - 4 Duplexes

Columbia County | Off Riverwatch Parkway

**2820, 2826, 2832 & 2838 OLD RIAH ROAD
EVANS, GA 30809**



COMMERCIAL

CONTACT

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EXECUTIVE SUMMARY

Rare opportunity to acquire four duplexes totaling eight units, built in 2013 and located in Columbia County, GA, just off Riverwatch Parkway with close proximity to Washington Road. Multifamily assets of this size and vintage are seldom available in this high-demand submarket.

The property is 7 of 8 units leased, providing immediate in-place income with upside through lease-up. Each unit features a 2-bedroom, 2-bath layout with open floor plans and in-unit laundry, a proven unit mix that continues to perform well in the local rental market.



2820, 2826, 2832 &
2838 OLD RIAH RD
EVANS, GA 30809



\$1,125,000.00



4 PARCELS

2820 Old Riah Rd	077A030A
2826 Old Riah Rd	077A030B
2832 Old Riah Rd	077A030C
2838 Old Riah Rd	077A030D

INVESTMENT OVERVIEW
MUSTIN WOODS

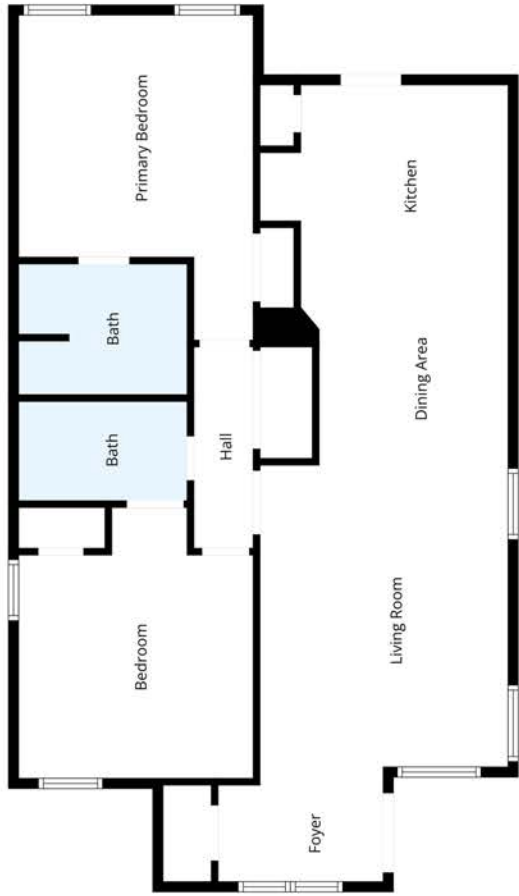


RENT ROLL

MUSTIN WOODS

Rent Roll Mustin Woods -- 2820, 2826, 2832 & 2838 Old Riah Road												
Unit	Lease Status	BD/BA	Square Feet	Rent	Water	Trash	Res Benefit Package	Pet Rent	MTM	Total Monthly Charges	Security Deposit	Lease Expiration
2820 Old Riah Road - Parcel # 077A030A												
2820	Occupied	2BD/2 BA	1,007	\$1,300	\$60	\$10	\$40			\$1,410	\$500	11/23/2026
2822	Vacant	2BD/2 BA	1,007									
2826 Old Riah Road - Parcel # 077A030B												
2826	Occupied	2BD/2 BA	1,007	\$1,200	\$45				\$100	\$1,345	\$600	MTM
2828	Occupied	2BD/2 BA	1,007	\$1,145	\$45					\$1,190	\$400	3/31/2027
2832 Old Riah Road - Parcel # 077A030C												
2832	Occupied	2BD/2 BA	1,007	\$1,150	\$60	\$10	\$40	\$35		\$1,295	\$200	3/31/2026
2834	Occupied	2BD/2 BA	1,007	\$1,110	\$60	\$10	\$40			\$1,220	\$200	9/30/2026
2838 Old Riah Road - Parcel # 077A030D												
2838	Occupied	2BD/2 BA	1,007	\$1,225			\$40	\$35		\$1,300	\$1,000	8/31/2026
2840	Occupied	2BD/2 BA	1,007	\$1,150	\$60	\$10	\$40			\$1,260	\$750	10/31/2026

Expenses	Monthly	Annually
Dumpster	\$137	\$1,648
Water & Sewer	<i>average</i> \$425	\$5,100
Landscapping	\$385	\$4,620
Pest Service	\$38	\$456
Property Taxes	\$2,141	\$8,562
Property Insurance	\$1,328	\$15,926



Floor Plan Created By Colibri App. Measurements Deemed Highly Reliable But Not Guaranteed.



2822 Old Riah Rd., Evans, Ga





Washington Road

Old Riah Road

Riverwatch Parkway





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